

Green Zone Redevelopment Plan

*St. James Place, New York Avenue, Pacific Avenue,
Tennessee Avenue and the Boardwalk: 'The Orange Loop'*

Prepared by the Planning & Development Department
City of Atlantic City

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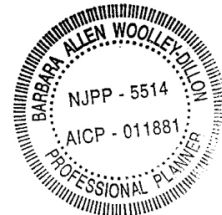


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1.0 Introduction

The area is located in the Midtown South Neighborhood of Atlantic City. It is bounded by St. James Place, New York Avenue, Pacific Avenue, Tennessee Avenue, and the Boardwalk. The two (2) block area is fondly known as the “Orange Loop.” This designation is consistent with the “orange” properties featured on a traditional Monopoly® board game or New York, St. James, and Tennessee Avenues. The branding of the Orange Loop is complemented by a marketing strategy that has made it a new and desirable destination point within Atlantic City. It is supported by strategic investments in real estate, creation of focused destination establishments, entertainment, and events.

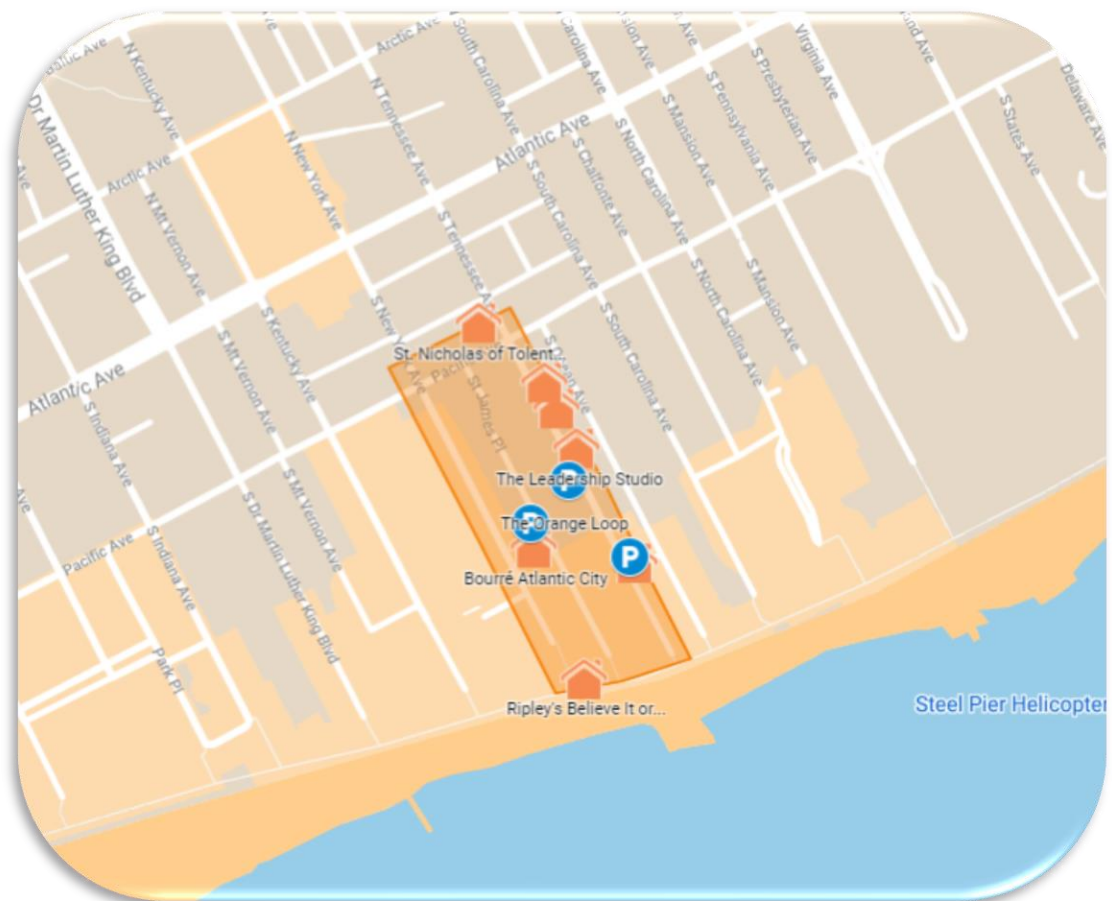


Figure 1 – Google map depicting the approximate location of the Orange Loop with some of its currently featured attractions

The proposed redevelopment for this area includes the permissible operation and consumption of different classifications of adult use cannabis. The redevelopment plan will further define the area by providing a venue to expand the recreational cannabis industry in New Jersey. It will also continue to strengthen viability of the burgeoning neighborhood and momentum of the City's tourist-based economy. The Orange Loop provides ample opportunity for the responsible introduction and growth of the permissible classes of adult use cannabis. There are additional reasons why this is an appropriate redevelopment plan for the area:

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- Redevelopment of the Orange Loop for the permissible operation of various classes of adult use cannabis will enhance and reinforce the City's position as a premier tourist destination for the northeast region.
- The Orange Loop is in the Casino Reinvestment and Development Authority (CRDA) Tourism District. This district was envisioned and designed to promote and attract private investment, tourists, and further the redevelopment efforts of the City as a whole.
- Adult use cannabis is a growth industry. This is a response to a cultural shift and awareness of this product that is largely driven by the generation or segment of the population referred to as "millennials." Millennials coincidentally account for the largest percentage of consumers and individuals that patronize the establishments and special events in the Orange Loop.
- Revenue streams from adult use cannabis will include fees and taxes generated from business establishments for the sale and distribution of the product.
- The industry is regulated at the state and local levels to provide safe operation of each class of the adult use cannabis
- State legislation has integrated the need for and created new opportunities to promote economic equity especially within designated "Impact Zones." Atlantic City is classified as an Impact Zone. Designation as an Impact Zone permits a municipality to award at least twenty-five percent (25%) of the total granted licenses for micro businesses. This has the benefit of creating new business opportunities that will help the City to achieve a shared prosperity.
- This redevelopment plan will catalyze and accelerate infill development of existing abandoned and blighted lots.
- New construction will increase property values and increase revenues to the City.

1.1 Background and Authorization

The Orange Loop is located in an area that is subject to CRDA's jurisdiction. This area is designated as the Tourism District. The 2017 Master Plan written for the Tourism District lists specific goals. This plan *"(s)eeks to reinvigorate the Atlantic City experience by... creating an improved street-level experience...[and] offering new and dynamic retail offerings.... The plan offers strategies for the formation of inspired districts, contemporary entertainment and enthralling attractions that activate and energize the entire Tourism District. Atlantic City always has been, and will continue to be, the top choice for those seeking unique events, exciting food and beverage, vibrant retail, and above all, the intangible quality of spontaneity and excitement."* In particular this plan seeks *"(t)o provide, further, and promote tourism industries in New Jersey and especially Atlantic County... [and] (t)o provide a zoning scheme that will catalyze appropriate, highly functional, exciting, and ratable-producing development in the Tourism District."*

Much of the Tourism District is comprised of the Resort Commercial (RS-C) zoning designation. These zoning district standards were intended to *"(a)pply to established resort areas in the City."* The main purpose of the RS-C zoning district is *"(t)o provide for the City's main industry, consisting predominantly of transient and tourist-oriented uses, at such intensity as is justified by the City's limited land resources, high land values, and infrastructure capacity ... and integrating the specialized activities of the Resort Commercial District with the rest of the community."*

The objectives for the Tourism District Master Plan include the following:

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- Develop an economically viable and sustainable tourism district.
- Cause an expansion of Atlantic City's tourism and economic bases.
- Allow the City to gain economic strength, attract new corporate residents, develop new and expanded attractions, or other physical improvements of the Tourism District that will appeal to target markets and the Atlantic City community

The 2016 Master Plan Re-Examination Report for Atlantic City (for areas of the City located outside of the Tourism District) indicates that the City should “*provide a vibrant and diverse economic environment which will protect and enhance the long term economic and social interests of present and future residents in order to maintain and improve the City's overall quality of life.*” Some of the objectives listed include:

- Promoting the continued redevelopment of the Resort Commercial areas of the City as a mixed-use pedestrian-oriented core with a concentration of commercial and residential uses in close proximity to mass transit.
- Creating an attractive physical and economic environment to bring back professional services such as medical professionals and lawyers to locate within the City.
- Providing a business-friendly environment that encourages opportunities for existing businesses and local contractors to succeed by providing a supportive environment for those wishing to grow or expand.

Atlantic City is an urban area that has been determined to be an area in need of rehabilitation. This determination is required under the Local Housing and Redevelopment Law. It authorizes the City to adopt redevelopment plans, including the proposed plan for the Orange Loop Redevelopment Area (OLRA). The language contained in NJSA § 19:66-9.1 is featured below:

(a) The Authority may consent to the request of Atlantic City to designate an area within the Tourism District as an area in need of redevelopment or an area in need of rehabilitation, or to the adoption of or amendment to a redevelopment plan for any area within the Tourism District in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (LRHL), upon the finding that such a designation or adoption of a redevelopment plan would further the purposes granted to the Authority pursuant to the Act. The Authority may grant its consent on whatever terms and conditions it deems necessary or convenient. In considering the City's request to exercise its powers under the LRHL, the Authority shall consider the request at a regular public meeting of the Authority.

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1.2 Purpose and Goals

The purpose of the Orange Loop Redevelopment Plan is to create additional incentives for private investment and tourism in Atlantic City with the introduction of adult use cannabis industry. This industry will continue to support redevelopment efforts, investments, and the attraction of the Orange Loop as a destination point.



Adopting the Orange Loop Redevelopment Plan will allow for strategic enhancement and an expanded diversity of the Orange Loop tourism-based economy. The goal of this redevelopment plan is to increase economic development through the establishment of permitted classes of adult use cannabis. Adopting standards for this niche market will further allow the City to diversify its commerce and economy; create additional employment opportunities for local residents; and recapture disposable income, sales and property taxes, and development fees.

1.3 Project Area Context

As stated previously, the Orange Loop Redevelopment Area (OLRA) is located entirely within the CRDA's Tourism and Special Improvement Districts in Atlantic City, New Jersey. The OLRA is contained in a two (2) block area. It is bounded by three (3) City streets – New York Avenue, St. James Place, and Tennessee Avenue. The subject area is bounded by Pacific Avenue to the north and the Boardwalk to the south. It is comprised of twelve and one half (12.5) acres. A limited number of land uses currently located within the OLRA include mostly commercial uses, a smaller percentage of residential units, and vacant land. The area is also characterized by a large percentage of the parcels defined as “blighted”, including vacant buildings and lots, and under-utilized properties. Properties in the OLRA are all privately owned.

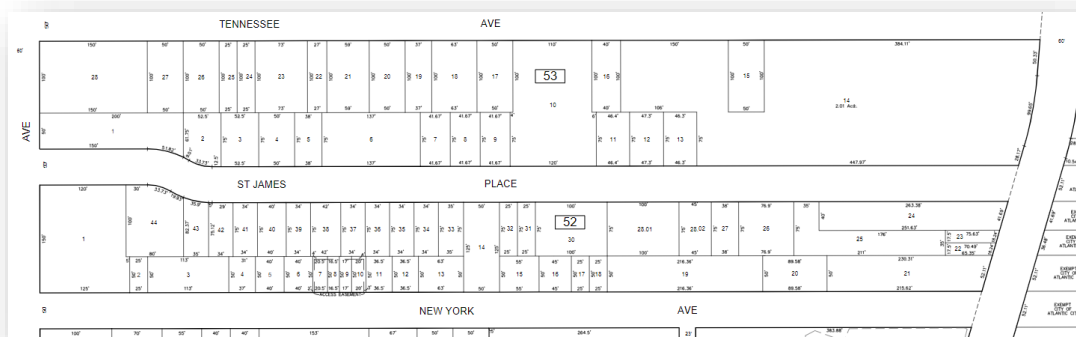


Figure 2 – Tax Map Showing Boundaries of the Orange Loop

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The project area has recently been further defined by a steady investment of private capital to create unique venues for entertainment and dining. The area has become one (1) of the newest destination points in the City. Revitalization of the area is occurring through the strategic acquisition and adaptive reuse of abandoned and blighted properties. The OLRA is currently identified as being zoned as a Resort Commercial (RC) district within CRDA's Tourism District. The uses permitted in this district include but are not limited to indoor and outdoor restaurants – including sidewalk cafes, accessory parking lots, and parks. The Orange Loop and proposed redevelopment area form a walkable neighborhood where hotels, restaurants, shops and casinos are in close proximity to existing residential uses.



Figure 3 – Satellite image of the Orange Loop and surrounding area

The iconic Atlantic City Boardwalk is the defining edge of the Orange Loop. The world-famous Boardwalk is an historic gateway of a corridor flanked by retail, entertainment, and leisurely seaside attractions. Just some of the existing establishments located in the Orange Loop include Ripley's Believe it or Not, the Iron Room, Tennessee Ave Beer Hall, Made Chocolate, Rhythm & Sprits Bourre, and the Irish Pub. The Boardwalk serves as a connection point to many other prominent features within the City, as featured on the map below.



Figure 4 – Map showing the Orange Loop area and surrounding attractions

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1.4 Historical Overview

The Tennessee Avenue Renaissance Project began in 2017 when private investors delivered a vision to create a main street on the beach block of Tennessee Ave. It began with The Leadership Yoga Studio and evolved to include MADE Atlantic City Chocolate, Tennessee Ave Beer Hall, and Hayday Coffee. Simultaneously, investors on New York Avenue – just two (2) streets away – began the process of creating a block of restaurants, store fronts, and residential units. It was envisioned that this newer infill development would eventually fill the beach block. An integral component – Bourre opened two (2) summers ago. This significant investment has created opportunities for other venues including a new hotel created from repurposed shipping containers.

Collectively, the blocks became known as The Orange Loop and include the properties designated as orange “on the classic Monopoly Board” – Tennessee Avenue, New York Avenue, and St. James Place. (*Shore Local*, June 2019, ‘Changes Coming to Atlantic City’s Orange Loop’, Krystie Bailey).



Figure 5 – Historical Image of the Boardwalk



Figure 6 – Map showing acquisition and development of properties located in Orange Loop

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1.5 The Redevelopment Plan for The Orange Loop / Green Zone

The redevelopment plan creates a “Green Zone” integrated as part of the overall Orange Loop. Proposed uses include all permissible classes of adult use cannabis. The redevelopment plan is designed to complement the existing Resort Commercial (RS-C) Zoning District located within the CRDA’s Tourism District. This plan allows properties within the Orange Loop to be designated for any of the permissible classes of adult use cannabis. Retail shops, consumption lounges, facilities for the growth, and distribution of cannabis are all conditionally permitted uses in accordance with the State Cannabis Regulatory Commission requirements.

The OLRA has the following characteristics that favor the area for the proposed redevelopment plan:

- It is strategically located to enhance the branding of the Orange Loop.
- It is also the focus of a renaissance involving acquiring and developing unique venues for retail, dining and entertainment, fueled by private investment.
- The two (2) block area facilitates the regulation, promotion, and growth of this industry in Atlantic City.
- Adult use cannabis in the Orange Loop enhances an opportunity for increased employment in a fast-growing, multimillion-dollar industry.
- This area is blessed with a healthy inventory of properties – both improved and unimproved – that are classified as vacant and abandoned.
- The site is located south of the Pacific Avenue corridor – as part of the CRDA Tourism District – which contains access to multi-modal transportation.

1.6 Intent of the Green Zone Redevelopment Plan

The site has is located entirely within the Tourism District and in close proximity to the Beach/ Boardwalk, several local attractions, and the Casinos. Despite these positive benefits, this area has been and remains, in large part blighted. As was previously noted recent investments in the acquisition and redevelopment of properties have energized this two (2) block area, creating a destination point and a brand: the Orange Loop. The intent of the Green Zone Redevelopment Plan is to expand and diversify the permitted resort commercial uses in the Tourism District and in the Orange Loop in particular. Increased pedestrian traffic and the ability to recapture disposable income in the area will be significantly enhanced. The proposed use will offer several advantages to the City. These include:

- Supporting the expansion of existing local businesses in the City’s Resort Commercial and Tourism District.
- Increasing the desirability and value of existing area real estate.

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- Returning additional revenue to the City through taxes and licensing and development fees.
- Increasing both the perception and reality of safety in the Orange Loop. This will in turn generate an increase in patron utilizing the area and corresponding pedestrian traffic.
- The OLRA, proposed Green Zone is also located in the federal Opportunity Zone. This additional designation also provides enhanced opportunities for the strategic leveraging of redevelopment projects

2.0 Definitions

For the purposes of the OLRA, Green Zone,

- The term ‘City’ shall refer to the City of Atlantic City, a body corporate and politic, including the Governing Body, elected officials, officers and staff thereof.
- The term ‘Redevelopment Entity’ shall mean the City of Atlantic City, acting as the implementing entity for the OLRA in accordance with and under the provisions of N.J.S.A. 40A:12A, et seq; and
- Pursuant to § 19:66-9.1 consent to Atlantic City redevelopment proposals, The Authority may consent to the request of Atlantic City to designate an area within the Tourism District as an area in need of redevelopment or an area in need of rehabilitation, or to the adoption of or amendment to a redevelopment plan for any area within the Tourism District in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (LRHL)
- The term ‘Redeveloper’ shall mean the Corporation, partnership or any other entity named by the Redevelopment Entity as Redeveloper, as defined by N.J.S.A. 40A:12A-3 and having entered or having been chosen to enter into a redeveloper’s agreement with the Redevelopment Entity for the purposes of advancing the OLRA, Green Zone Redevelopment Plan.
- “Microbusinesses” are defined as follows: An entity that does not employ more than ten (10) individuals, cannot be greater than 2,500 square feet in size, vertical height of the “grow” cannot be more than twenty-four (24) feet. A microbusiness manufacturer cannot acquire more than 1,000 pounds of usable cannabis per month. A microbusiness wholesaler cannot acquire more than 1,000 pounds of useable cannabis each month for resale. No owner, director, officer, or other person with a financial interest who also had decision making authority for the microbusiness can hold any financial interest in *any* other licensed cannabis business, regardless of whether it is designated as a microbusiness.

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3.0 Description of the Project

The following sections describe the physical attributes of the property:

3.1 Location

The Green Zone is located in the City's Downtown Neighborhood. It is also contained within Census Tract 24. The property is located entirely within the CRDA Tourism District.

Please see the map below for the general location.



Figure 7 – General Location Map

https://pressofatlanticcity.com/atlantic-city-neighborhoods-interactive-reinventing-atlantic-city/html_e525f6cf42bf5b49-bb6d-f139f7ad1038.html

3.2 Boundaries of the Proposed Redevelopment Area

The boundaries of the Green Zone area coincidental with the Orange Loop. The site is bounded by Pacific Avenue to the north, the Boardwalk to the south, Tennessee Avenue to the east; and New York Avenue to the west. It is two two city blocks that frame the redevelopment area is approximately two (2) city blocks wide.

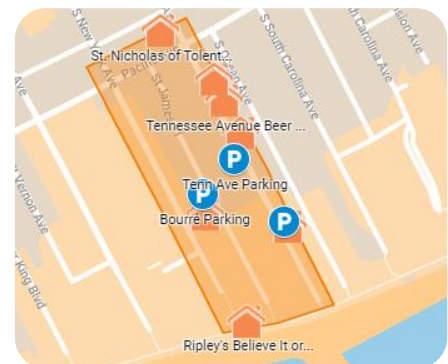


Figure 8 – Map showing Orange Loop Redevelopment Area with some existing established business locations (Google My Maps)

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3.3 Descriptions of Parcels:

The description of the parcels contained in the Green Zone are located in Block 52 and Block 53. The lots contained in Block 52 are 1 through 27, 28.01, 28.02, and 30 through 44. The lots contained in Block 53 are 1 through 28. These lots are shown in the figure under section 3.4 – Block 52 and Block 53.

3.4 Block 52 and Statement of General Purpose



Figure 9 – Tax Map of Block 52

Source: The image shows Tax Block 52 (Adams, Rehman and Heggan, 2019)

The purpose of the Green Zone Redevelopment Plan is to incentivize the redevelopment of all remaining vacant and unimproved lots with the introduction of permissible classes of adult use cannabis.

Block 52 is located between St. James Place to the east, South New York Avenue to the west; Pacific Avenue to the north and the Boardwalk to the south. The block has forty-four (44) lots ranging in size from 875 square feet to 18,450 square feet or just under half an acre (0.38) in size. The block has a total of thirty-nine (39) improved properties and forty-one (41) active uses, including surface parking lots. The three (3) inactive properties include one (1) unimproved site with four (4) or five (5) contiguous lots and two (2) abandoned mixed-use properties.

Infill redevelopment of the subject block would include the introduction of permissible classes of adult use cannabis uses, including retail shops with consumption lounges, cultivation, and warehousing facilities.

Adoption of the OLRA Green Zone Redevelopment Plan for Block 52 will accomplish several planning and development goals, including:

- Accelerate the infill redevelopment of blighted lots in an area experiencing a gradual renaissance.
- Long term, additional ratables to Atlantic City's tax base.
- Increased pedestrian circulation.
- reduction of crime
- Increase opportunities for employment of local residents.

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Block 53 and Statement of General Purpose:



*Figure 10 – Tax Map of Block 52
The image shows Tax Block 53 (Adams, Rehman and Heggan, 2019)*

Block 53 is located between St. James Place to the west; South Tennessee Avenue to the east; Pacific Avenue to the North; and the Boardwalk to the south. The block has a total of twenty-eight (28) lots. The smallest lot is 2,500 square feet and the largest lot is 226,000 square feet, or 4.7 acres. The block has a total of ____ improved properties and ____ active uses.

Infill redevelopment of the subject block would include the introduction of permissible classes of adult use cannabis uses, including retail shops with consumption lounges, cultivation, and warehousing facilities.

3.5 Public Policy Goals

The adoption of the Green Zone Redevelopment Plan will advance the following public policy goals:

- Implement recent State legislation legalizing the regulated use of adult use cannabis (see referenced NJSA).
- Reduce and/or eliminate the underground marketplace for the growth, sale, and distribution of marijuana.
- Establish a standard and consistency of quality, reducing the illegal market penetration of inferior and/or potentially dangerous products.
- Create a manageable sub-district that can be redeveloped by leveraging its unique attributes.
- Implementation of adult use cannabis will be inclusive and responsive in addressing both social and economic equity for Atlantic City residents.
- Support the CRDA Master Plan vision for areas along and around Pacific Avenue to become a series of high-energy destinations and focus.
- Redevelop vacant, blighted and under-performing properties in the OLRA, increasing existing property values, vitality and commercial activity to this Resort Commercial District of the Tourism District.

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3.6 Redevelopment Plan Objectives

The Green Zone constitutes a redevelopment plan under the provisions of the applicable State statutes; specifically, N.J.S.A. 40A:12A-7. In addition to the public policy goals stated earlier, the OLRA, Green Zone Redevelopment Plan will achieve such specific objectives as:

- Eliminate inventory of vacant, blighted, and/ or under-performing properties.
- Encourage private investment to acquire, construct and/or adaptively re-use properties, increasing property values and tax revenue.
- Increase area density and pedestrian circulation through strategic in-fill acquisition and redevelopment of area properties.
- Create employment opportunities to promote a shared prosperity.

3.7 Types of Proposed Redevelopment Actions

- The redevelopment action proposed for the Green Zone consists of a plan that permits uses that are consistent with the Resort Commercial District. The utilization of these flexible land use controls will enable the development of proposed classes of adult use cannabis entities, including the cultivation, manufacturing, retail sales, and distribution of marijuana.

4.0 **Land Use Plan**

The land use plan is comprised of the land use provisions and design guidelines for the Resort Commercial District.

4.1 Land Use Provisions

4.1.1 Permitted Uses The purpose of the RC zoning district located within the CRDA Tourism District is to provide an array of land uses that will capitalize on the zoning district's geographical advantages of its proximity to the Boardwalk and the Atlantic Ocean. The Resort Commercial District also offers the highest intensity residential offerings within the Tourism District with a variety of supportive commercial and services uses. The vision is to create an environment where residential and resort offerings seamlessly integrate. Permitted uses in the RC District include indoor and outdoor restaurants, sidewalk cafes, parks and others, including, but not limited to the following:

- Entertainment
- Recreation
- Other uses customarily incidental to the principle permitted uses and on the same lot.

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4.1.2 Design Guidelines

Design guidelines shall be consistent with N.J.A.C. 19:66-7.1 and the 2012 CRDA Tourism District Master Plan, Section 4.8.

4.2 Building Limit Controls

4.2.1 Physical Development: The following regulations, controls and restrictions are designed to provide guidelines for the physical development of the OLRA. The City encourages redevelopment(s) to exercise maximum ingenuity, creativity and freedom of design, consistent with the objectives of CRDA and the Tourism District.

4.2.2 The controls and regulations governing land use and structural form within the Project Area are designed to promote the redevelopment of the OLRA in accordance with the objectives of the OLRA, Green Zone Redevelopment Plan.

4.2.3 The development concept and general design plan for proposed uses and improvements in the Project Area will be reviewed and approved by the Redevelopment Entity in accordance with the Redeveloper's Agreement.

5.0 Standards and Controls of Applicability

5.1 Codes and Regulations

Redeveloper shall comply with all applicable laws, codes, rules and regulations adopted by the City of Atlantic City, in the redevelopment of the OLRA. Whenever the codes or regulations contain comparable but less restrictive provisions or requirements than set forth by these Land Use provisions, the standards set forth herein, shall prevail.

5.2 Equal Opportunity

No covenant, lease, agreement, conveyance or other instrument shall be affected or executed by the Redevelopment Entity or by a Redeveloper (or by any successors in interest) whereby the use of the land in the Project Area is restricted, either by the Redevelopment Entity or the Redeveloper (or by any successors of interest) upon the basis of race, creed, color, ancestry, sex, national origin, family status, sexual preference, disability or religion in the sale, lease or occupancy thereof. The foregoing restrictions as well as the provisions of N.J.S.A. 40:12A-9 shall be supplemented by appropriate covenants or provisions, including local hiring, in the redeveloper's agreement and/or any other disposition instruments as covenants running with the land.

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6.0 Other Provisions Necessary to Meet State and Local Requirements

This document constitutes a Redevelopment Plan under the provisions of the applicable State and local requirements, as detailed below:

6.1 Acquisition and Relocation

- 6.1.1 The Redevelopment Entity does not contemplate the public acquisition of private parcels within the Project Area. Therefore, no public displacement of families, individuals or businesses shall occur in the effectuation of the OLRA Green Zone Redevelopment Plan. Therefore, no Relocation Plan is necessary.
- 6.1.2 Section 6.1 notwithstanding, the OLRA, Green Zone Redevelopment Plan does recognize that parcels within the Project Area may be desirable from a development standpoint. Acquisition of additional parcels and development rights shall be the sole responsibility of the Redeveloper, at his own initiative and expense. Any and all acquisition and/or relocation responsibilities shall be subject to the private negotiations between the Redeveloper and the owner/seller of said properties.

6.2 Local Redevelopment and Housing Law (N.J.S.A. 40:12A) Requirements

- 6.2.1 Designated “Area in Need of Redevelopment” The governing body of the City of Atlantic City did, by Resolution No. 889 of 1994 (attached) declare the City of Atlantic City in its entirety, to be an “Area in Need of Rehabilitation”, pursuant to N.J.S.A. 40:12a-1 et. seq. Subsequently, the Governing Body reaffirmed said designation for the entire City, by Ordinance No.96 of 1994. The finding of an “Area in Need of Rehabilitation” is requisite for the advancement of a redevelopment plan and or redevelopment project pursuant to N.J.S.A. 40:12A-7.
- 6.2.2 Redevelopment Plan Content Pursuant to N.J.S.A. 40:12A-7, the Redevelopment Plan shall include an outline for the planning, development and redevelopment or rehabilitation of the project area. The OLRA, Green Zone Redevelopment Plan addresses these requirements, below:
 - 6.2.2.1 Relationship to definite local objectives Local objects were identified through review and consideration of local planning documents including the City of Atlantic City 2008 Master Plan, the 2016 Master Plan Re-examination Report, the 2012 CRDA Tourism District Master Plan. Additionally, a review of the planning history and long-term local objectives to implement adult use cannabis, factor in and have been reflected In the redevelopment policies and provisions contained in the OLRA Redevelopment Plan.
 - 6.2.2.2 Appropriate Land Uses The proposed redevelopment of the Project Area and the proposed land use are consistent with local planning

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objectives. The City of Atlantic City most recent planning document, the 2016 Master Plan Re-Examination Report, includes the following statements and objectives:

- “Provide a balance of land uses and development patterns based on traffic generation and density/intensity characteristics while maintaining the character and grid pattern of the community.”
- “maintain a compact urban form and growth pattern which provides adequate space to meet housing, employment, business and public service needs.”
- “encourage the re-use of vacant lands in the downtown area...”

Development of the OLRA, Green Zone Redevelopment Plan to introduce the various classes of State and locally regulated adult use cannabis, will meet all of the objectives of the 2016 Master Plan Re-Examination Report, to promote economic development. As well, it will meet the recommendations of the 2012 CRDA Tourism District Master Plan.

6.2.2.3 Traffic and Public Transportation The City of Atlantic City identifies the following objectives relative to traffic and transportation:

- Revitalize or create identifiable pedestrian-oriented neighborhood areas with focal points, mixed-use centers and employment areas that are linked with/to each other.
- Minimize impacts of traffic on Atlantic City residents and businesses, and
- The Redevelopment Plan does not propose new modes of transportation or new transportation infrastructure within the City, thus, having a zero impact on the existing carbon footprint.
- The Redevelopment Plan does offer a better use of existing transportation infrastructure and transportation options available within the City, encouraging further definition of the OLRA Green Zone as a walkable district.

6.2.2.4 Proposed Land-uses and building Requirements in the Project Area

The proposed land-uses and building requirements in the Project Area are defined in Section 4 Land Use Plan

As discussed in Section 6.1 temporary and/or permanent relocation of residents or businesses is neither necessary or proposed.

The OLRA Green Zone is anticipated to generate redevelopment activity and increase the economic viability of the corridor, strengthening the local economy.

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6.2.2.5 Relationship of the OLRA Green Zone to the CRDA Tourism District Master Plan and Atlantic County Master Plan

As outlined in Section 6.2 the OLRA, Green Zone Redevelopment Plan is compatible with the 2012 CRDA Tourism District Master Plan objectives and recommendations. The OLRA, Green Zone Redevelopment Plan is consistent with the Atlantic County Master Plan in the following areas:

- For new development, encourage attractive and modern design that align with the goals and desires of the communities in which they are built.
- Support Atlantic City's efforts to reinvest in its economic base, and
- Encourage municipalities to pursue redevelopment and rehabilitation projects when appropriate

The OLRA, Green Zone Redevelopment Plan will achieve all of the above objectives, providing attractive new memorial park, outdoor dining and landscaped surface parking on blighted city-owned lots.

6.2.3 Requirements of N.J.S.A. 40:12A-7(c) The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the Municipal Land Use Law, P.L. 1975, c.291 (C 40:55D-1 et. Seq.)

Pursuant to N.J.S.A. 40:12A-13 all applications for development or redevelopment of the Project Area or a designated portion or portions thereof, shall be submitted to the City of Atlantic City Planning Board for Subdivision Plan review in accordance with the provisions of N.J.S.A. 40:55D-1 and the CRDA Board, pursuant to NJSA 5:12-173.1 Findings, declarations relative to redevelopment in Atlantic City.

6.2.4 Redeveloper's Obligation to Commence and Complete Development

In addition to the provisions of N.J.S.A. 40A:12A-9 the Redeveloper shall be required to commence and complete the development for the uses specified in the OLRA, Green Zone Redevelopment Plan and the construction of improvements agreed upon in the redeveloper's agreement within a reasonable period of time. The schedule of performance shall be made part of the redeveloper's agreement.

6.3 Rehabilitation and Conservation No rehabilitation or conservation of structures is required. However, the recognizes the possibility of UST's in the OLRA Green Zone. The Redeveloper shall comply with all applicable federal and State environmental regulations and shall be responsible for addressing all issues regarding same.

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- 6.4 Duration of Provisions and Effective Date The OLRA Green Zone Redevelopment Plan, as it may be amended, will be in effect for a period of two years from the date of adoption of the OLRA Green Zone Redevelopment Plan.
- 6.5 Authority and Plan Implementation
- 6.5.1 Consistent with Section 4.4.4 of the OLRA Green Zone Redevelopment Plan and pursuant to the provisions to be negotiated, as part of the redeveloper's agreement, the Redevelopment Entity shall approve the development concept and general design plan for all undertakings proposed for the OLRA Green Zone..
- 6.5.2 The Redevelopment Entity shall have the authority to determine conformance of a Redeveloper's concept and design to the Redevelopment Plan
- 6.5.3 The Redevelopment Entity shall have authority for the interpretation or classification of any provisions of the OLRA Green Zone Redevelopment Plan.
- 6.6 General Construction and Application of Plan Provisions All provisions of the OLRA Green Zone Redevelopment Plan, including all building controls, regulations and/or restrictions imposed shall be applicable to all real property and improvements within the OLRA Green Zone
- 6.7 Procedures for Amending the Approved Redevelopment Plan
- 6.7.1 The OLRA, Green Zone Redevelopment Plan may be amended within the timeframe outlined in Section 6.4, upon compliance with all applicable laws and statutes and the Governing Body of the City of Atlantic City. Mutual agreement between the City and the Redeveloper where a redeveloper's agreement is in place, and where such amendment would change the controls governing the use of land under the redeveloper's agreement.
- 6.7.2 The City of Atlantic City Planning Board may, at the time of the OLRA Green Zone Plan review and without formal amendment to the OLRA Green Zone Redevelopment Plan, approve any modifications or changes to the building controls specified herein, provided said modifications are consistent with the applicable provisions specified in P.L. 2011, c.18(C5: 12-218 et.al).
- 6.7.4 Modifications or Changes in the Land Use or Building Limit Controls which are inconsistent with the intent of the AMRA Redevelopment Plan shall require a forma plan amendment.
- 6.7.5 The City of Atlantic City Planning Board may grant all deviations or variances except for use variances.

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6.7.6 The OLRA Green Zone supersedes local zoning.

7.0 References

City of Atlantic City Master Plan, 2008

City of Atlantic City 20016 Re-Examination Report

Casino Redevelopment and Development Authority (CRDA) 2012 Tourism District Master Plan

Atlantic County Master Plan

[cca-article12.pdf \(nj.gov\)](#)

8.0 Exhibits

Property Data Spreadsheet

Green Zone Redevelopment Plan – City of Atlantic City, New Jersey

Property Spreadsheet Data for Blocks 52 & 53